

128.0

0006

0001.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,064,400 / 1,064,400
USE VALUE: 1,064,400 / 1,064,400
ASSESSED: 1,064,400 / 1,064,400
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
40		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: BORTHWICK ANTHONY N	
Owner 2:	
Owner 3:	

Street 1: 40 WALNUT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: NYBERG JONATHAN -

Owner 2: -

Street 1: 30 LAKE SHORE DR

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1909, having primarily Vinyl Exterior and 2087 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4704		Sq. Ft.	Site		0	80.	1.19	9									448,897						448,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	4704.000	610,000	5,500	448,900	1,064,400		83509
							GIS Ref
							GIS Ref
							Insp Date
							03/09/18

PREVIOUS ASSESSMENT

Parcel ID 128.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	610,000	5500	4,704.	448,900	1,064,400		Year end	12/23/2021
2021	101	FV	593,500	5500	4,704.	448,900	1,047,900		Year End Roll	12/10/2020
2020	101	FV	593,300	5500	4,704.	448,900	1,047,700	1,047,700	Year End Roll	12/18/2019
2019	101	FV	448,600	5500	4,704.	420,800	874,900	874,900	Year End Roll	1/3/2019
2018	101	FV	448,600	5500	4,704.	347,900	802,000	802,000	Year End Roll	12/20/2017
2017	101	FV	448,600	5500	4,704.	319,800	773,900	773,900	Year End Roll	1/3/2017
2016	101	FV	448,600	5500	4,704.	291,800	745,900	745,900	Year End	1/4/2016
2015	101	FV	418,800	5500	4,704.	286,200	710,500	710,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date
NYBERG JONATHAN	58186-254	12/28/2011	700,000 No No
ALTERIO PETER F	56861-59	5/16/2011 Change>Sale	525,000 No No
	13344-87	12/1/1977	57,000 No No N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2011	506	Re-Roof	12,280					& UPDATE 2 BTHS /
5/25/2011	493	Redo Kit	41,000					
9/28/2009	904	New Wind	9,956					REPLACE WDK 10X13
10/2/1996	489	Manual	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
3/9/2018	MEAS&NOTICE	HS	Hanne S
7/3/2012	Left Notice	JBS	JOHN S
3/28/2012	MLS	EMK	Ellen K
10/3/2008	Meas/Inspect	345	PATRIOT
11/29/1999	Meas/Inspect	243	PATRIOT
4/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____

